



August 12, 2019

Ms. Darlene Wynne, Asst. Planning Director
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

Via Hand Delivery

**Subject: OSRD Site Plan & Definitive Subdivision
Application for Thaxton Heights Road**

Dear Ms. Wynne:

On behalf of the Applicant, Hickory Street Realty Trust, please find enclosed revised project plans and supplemental information for the subject application. The revisions address comments received from neighbors and various City boards, commission and departments, and are summarized below. The supplemental information addresses stormwater management, future ownership of the open space parcel, and the Homeowners Association.

No-Cut Zones– Additional No-Cut Zones were placed on Lots 1 and 2, to increase the vegetated buffer separating the proposed work from Thaxton Road properties. See Sheet C-2 and C-3.

No-Disturb Area – The Open Space Parcel has been clearly labeled as a "No-Disturb Area". See Sheet C-3.

Infiltration Field #1 – Infiltration Field #1 was revised to incorporate an Isolator Row and an inlet access manhole. See Sheet C-7.

Drywell- The drywell infiltration structure detail on Sheet C-7 was revised to show a solid cover. Overflow relief will be provided at the downspout to roof leader connection. A roof leader connection detail was added to Sheet C-7.

Operation & Maintenance Plan – The O & M Plan was revised and expanded as requested by City Engineer, Eric Barber, P.E..

Fire Department Review – The plan was revisited with Captain Holloran of the Fire Department, a revised letter is enclosed.

Conveyance of Open Space – The Applicant will convey the Open Space parcel to the Salem and Beverly Water Supply Board. A letter from the Board is attached. The conveyance deed will describe the

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conservation purpose.

Homeowners Association / Road Maintenance Agreement – A draft Homeowners Association and Road Maintenance Agreement is attached.

We look forward to meeting with you and the Board to further describe the plan revisions. Should you have any questions or comments, or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,

Griffin Engineering Group, LLC



Robert H. Griffin, P.E.

Enclosures: Revised Plans (4 full-size, 17 reduced-size, 1 electronic)
Salem and Beverly Water Supply Board Letter (8/8/19)
Fire Department Comment Letter (6/5/19)
Revised Drainage System Operation & Maintenance Plan
(6/24/19; 4 copies; 1 electronic)
Storm Tech Isolator Row Operation & Maintenance Manual
Hydro International First Defense Operation & Maintenance
Manual
Draft Thaxton Heights Road Maintenance Agreement (8/12/19)
Draft Homeowners Association Trust (8/12/19)

Cc: Hickory Street Realty Trust w/ enclosures